

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2022/44/92829/E
Site Address:	Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET
Description:	Discharge of conditions 5 (landscape) and 6 (electric vehicle charging) of previous permission 2021/90893 for variation of conditions 1, 2, 4 on previous permission 2020/91807 for Reserved Matters Application pursuant to Phase 2 of Outline Permission 2016/92298 (as amended by NMA 2020/91436) for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (B1(C), B2 and B8) to allow for minor changes to the shape of the building to address the correct positioning of existing overhead power cables
Recommending Officer:	Nick Hirst

DECISION – Discharge of Conditions – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Victor Grayson

AUTHORISED OFFICER

Date: 17-Jan-2023

Application: 2022/44/92829/E

Site: Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET

Proposal: Discharge of conditions 5 (landscape) and 6 (electric vehicle charging) of previous permission 2021/90893 for variation of conditions 1, 2, 4 on previous permission 2020/91807 for Reserved Matters Application pursuant to Phase 2 of Outline Permission 2016/92298 (as amended by NMA 2020/91436) for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (B1(C), B2 and B8) to allow for minor changes to the shape of the building to address the correct positioning of existing overhead power cables

Assessment

Condition 5 (landscape)

5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be implemented in accordance with these approved details.

Reason: *To ensure the successful aftercare of the landscaping.*

The applicant initially submitted an Ecological Management Plan by mistake. This has been superseded by a Landscape Management Plan. The Landscape Management Plan has been reviewed by planning officers, with informal guidance from K.C. Landscape, and has been found to be acceptable. Officers therefore recommend that the details submitted pursuant to condition 5 may be approved.

Condition 6 (electric vehicle charging)

6. Before the electrical system is installed, a scheme detailing the dedicated facilities that will be provided for a minimum of 20 Standard Electric Vehicle Charging Points (of a minimum output of 16A/3.5kW) charging electric vehicles and other ultra-low emission vehicles, including the phasing of their delivery, shall be submitted to and approved in writing by the Local Planning Authority. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational or in accordance with the alternative phasing strategy to be approved. Charging points installed shall be retained thereafter.

Reason: *In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement.*

The initial plans showed insufficient EVCP numbers. This was noted to be a drafting error by the applicant and an amended plan was provided. This

amended plan has been reviewed by K.C. Environmental Health and found to be acceptable. Officers support this assessment and therefore recommend that the details submitted pursuant to condition 6 may be approved.

Recommendation: Approve Discharge of Conditions

Report Dated: 12/01/2023

Proposed Letter Text

Condition 5 (landscape)

You have submitted the Landscape Management Plan ref: P20-0038_EN_001 by Pegasus Group pursuant to condition 5.

I can confirm that the submitted details are acceptable for the initial requirement of condition 5. However, be aware that condition 5 has the following ongoing stipulation which must be adhered to, to ensure continued compliance with the condition:

The landscape management plan shall be implemented in accordance with these approved details.

Condition 6 (electric vehicle charging)

You have submitted the following documents to discharge condition 6:

- Drawing ref: C402 rev. H
- Document titled Technical Submission for EV Charging at J26 – Bradford

I can confirm that the submitted details for 20 EVCP are acceptable for the initial requirement of condition 6. However, be aware that condition 6 has the following ongoing stipulation which must be adhered to, to ensure continued compliance with the condition:

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational or in accordance with the alternative phasing strategy to be approved. Charging points installed shall be retained thereafter.

